



STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
COUNCIL ON AFFORDABLE HOUSING  
PETITION APPLICATION



This application is a guideline for creating a Housing Element and Fair Share Plan. A completed version of this application must be submitted as part of your petition for substantive certification to COAH. This application will be used by COAH staff to expedite review of your petition. This application can serve as your municipality's Fair Share Plan. A brief narrative component of the Fair Share Plan should be included with this application and can serve primarily to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would include a description of any waivers being requested.

This form reflects COAH's newly adopted procedural and substantive rules and the amendments to those rules adopted on September 22, 2008. Footnotes and links to some helpful data sources may be found at the end of each section. To use this document electronically, use the TAB KEY to navigate from field to field. Enter data or use the Right Mouse Button to check boxes.

MUNICIPALITY	Princeton Borough	COUNTY	Mercer
COAH REGION	4	PLANNING AREA(S)	2
SPECIAL RESOURCE AREA(S)			
PREPARER NAME	Shirley M. Bishop, P.P.	TITLE	Housing Consultant
EMAIL	shirleymbishop@aol.com	PHONE NO.	609-844-7720
ADDRESS		FAX NO.	609-844-7722
MUNICIPAL HOUSING LIAISON	Derek Bridger	TITLE	Zoning Officer
EMAIL	dbridger@princetonboro.org	PHONE NO.	609-497-7628
ADDRESS		FAX NO.	609-924-9714

Enter the date(s) that COAH granted Substantive Certification or that the Court granted a Judgment of Compliance (JOC) on the Housing Element and Fair Share Plan.

History of Approvals	COAH	JOC	N/A
First Round	_____	10/9/1990	<input type="checkbox"/>
Second Round	_____	10/16/1996	<input type="checkbox"/>
Extended Second Round	_____	10/11/02	<input type="checkbox"/>

Does the Petition include any requests for a waiver from COAH Rules? ☐ Yes ☒ No  
If Yes, Please note rule section from which waiver is sought and describe further in a narrative section: \_\_\_\_\_

# **FILING/PETITION DOCUMENTS (N.J.A.C. 5:96-2.2/3.2 & N.J.A.C. 5:97-2.3/3.2)**

All of the following documents must be submitted in order for your petition to be considered complete. Some documents may be on file with COAH. Please denote by marking the appropriate box if a document is attached to the Housing Element and Fair Share Plan or if you are using a document on file with COAH from your previous third round submittal to support this petition. Shaded areas signify items that must be submitted anew.

Included	On File	Required Documentation/Information
<input checked="" type="checkbox"/>		Certified Planning Board Resolution adopting or amending the Housing Element & Fair Share Plan
<input checked="" type="checkbox"/>		Certified Governing Body Resolution endorsing an adopted Housing Element & Fair Share Plan and either (check appropriate box): <input checked="" type="checkbox"/> Petitioning <input type="checkbox"/> Filing <input type="checkbox"/> Re-petitioning <input type="checkbox"/> Amending Certified Plan
<input checked="" type="checkbox"/>		Service List (in the new format required by COAH)
<input checked="" type="checkbox"/>		Adopted Housing Element & Fair Share Plan narrative (including draft and/or adopted ordinances necessary to implement the Plan)
<input checked="" type="checkbox"/> <input type="checkbox"/> N/A		If applicable, Implementation Schedule(s) with detailed timetable for the creation of units and for the submittal of all information and documentation required by N.J.A.C. 5:97-3.2(a)4
<input type="checkbox"/> <input type="checkbox"/> N/A	<input checked="" type="checkbox"/>	If applicable, Litigation Docket No., OAL Docket No., Settlement Agreement and Judgment of Compliance or Court Master's Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Municipal Master Plan (most recently adopted; if less than three years old, the immediately preceding, adopted Master Plan)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Zoning Ordinance (most recently adopted) <sup>1</sup> Date of Last Amendment: <u>6/24/2008</u> Date of Submission to COAH: <u>2008</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Tax Maps (most up-to-date, electronic if available) Date of Last Revision: <u>October 2008</u> Date of Submission to COAH: <u>2008</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other documentation pertaining to the review of the adopted Housing Element & Fair Share Plan(list):

## **FOR OFFICE USE ONLY**

Date Received \_\_\_\_\_ Affidavit of Public Notice \_\_\_\_\_ Date Deemed  
Complete/Incomplete \_\_\_\_\_ Reviewer's Initials \_\_\_\_\_

<sup>1</sup> Pursuant to N.J.S.A. N.J.S.A. 52:27D-307, as amended by PL 2008 c.46, any residential development resulting from a zoning change made to a previously non-residentially-zoned property, where the change in zoning precedes or follows the application for residential development by no more than 24 months, shall require that a percentage be reserved for occupancy by low or moderate income households.

## HOUSING ELEMENT

(N.J.A.C. 17:27-2 & N.J.S.A. 40:55D-1(e)(3a))

The following issues and items must be addressed in the Housing Element for completeness review. Where applicable, provide the page number(s) on which each issue and/or item is addressed within the narrative Housing Element.

1. The plan includes an inventory of the municipality's housing stock by<sup>1</sup>:

- ☒ Age;
- ☒ Condition;
- ☒ Purchase or rental value;
- ☒ Occupancy characteristics; and
- ☒ Housing type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated

☒ Yes, Page Number: 3-8      ☐ No (incomplete)

2. The plan provides an analysis of the municipality's demographic characteristics, including, but not necessarily limited to<sup>2</sup>:

- ☒ Population trends
- ☒ Household size and type
- ☒ Age characteristics
- ☒ Income level
- ☒ Employment status of **residents**

☒ Yes, Page Number: 9-16      ☐ No (incomplete)

3. The plan provides an analysis of existing and future employment characteristics of the **municipality**, including but not limited to<sup>3</sup>:

- ☒ Most recently available in-place employment by industry sectors and number of persons employed;
- ☒ Most recently available employment trends; and
- ☒ Employment outlook

☒ Yes, Page Number: 17-20      ☐ No (incomplete)

4. The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed changes in zoning will provide adequate capacity to accommodate residential and non-residential growth projections.  
AND

The analysis covers the following:

- ☒ The availability of existing and planned infrastructure;
- ☒ The anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality;
- ☒ Anticipated land use patterns;
- ☒ Municipal economic development policies;
- ☒ Constraints on development including State and Federal regulations, land ownership patterns, presence of incompatible land uses or sites needing remediation and environmental constraints; and
- ☒ Existing or planned measures to address these constraints.

☒ Yes, Page Number: 21,22      ☐ No (incomplete)

5. The plan includes a consideration of lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

☒ Yes, Page Number: 23      ☐ No (incomplete)

6. The plan relies on household and employment projections for the municipality as provided in Appendix F of COAH's rules (if yes check the yes box below and check no in lines 6a-8).

☒ Yes, Page Number: 20-21      ☐ No (go to 6a)

- 6a. The Plan relies on higher household and employment projections for the municipality as permitted under N.J.A.C. 5:97-2.3(d) (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes (go to 7 and 8)      ☒ No (go to 6b)

- 6b. The Plan relies on a request for a downward adjustment to household and employment projections for the municipality as provided in N.J.A.C. 5:97-5.6 (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes, Page Number: \_\_\_\_\_      ☒ No

7. If the municipality anticipates higher household projections than provided by COAH in Appendix F, the plan projects the municipality's probable future construction of housing for fifteen years covering the period January 1, 2004 through December 31, 2018 using the following minimum information for residential development:

- ☐ Number of units for which certificates of occupancy were issued since January 1, 2004;
- ☐ Pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which includes certificates of occupancy issued; and
- ☐ The worksheet for determining a higher residential growth projection provided by COAH. (Worksheets are available at [www.nj.gov/dca/coah/planningtools/gscalculators.shtml](http://www.nj.gov/dca/coah/planningtools/gscalculators.shtml))

☐ Yes, Page Number: \_\_\_\_\_

☐ No (incomplete)

☒ Not applicable (municipality accepts COAH's projections)

8. If the municipality anticipates higher employment projections than provided by COAH in Appendix F, the plan projects the probable future jobs based on the use groups outlined in Appendix D for fifteen years covering the period January 1, 2004 through December 31, 2018 for the municipality using the following minimum information for non-residential development:

- ☐ Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;
- ☐ Square footage of pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which shall include square footage authorized by certificates of occupancy issued;
- ☐ Demolition permits issued and projected for previously occupied non-residential space; and
- ☐ The worksheet for determining a higher non-residential growth projection provided by COAH.

☐ Yes, Page Number: \_\_\_\_\_

☐ No (incomplete)

☒ Not applicable (municipality accepts COAH's projections)

9. The plan addresses the municipality's :

- ☒ Rehabilitation share (from Appendix B);
- ☒ Prior round obligation (from Appendix C); and
- ☒ Projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

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☒ Yes, Page Number: 20, 21      ☐ No (incomplete)

10. If applicable, the plan includes status of the municipality's application for plan endorsement from the State Planning Commission.

☐ Yes, Page Number: \_\_\_\_\_      ☐ No (incomplete)      ☒ Not Applicable

Petition date: \_\_\_\_\_      Endorsement date: \_\_\_\_\_

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<sup>1</sup> Information available through the U.S. Census Bureau at  
[http://factfinder.census.gov/servlet/ACSSAFFHousing?\\_sse=on&\\_submenuId=housing\\_0](http://factfinder.census.gov/servlet/ACSSAFFHousing?_sse=on&_submenuId=housing_0)

<sup>2</sup> Information available through the U.S. Census Bureau at <http://factfinder.census.gov/home/saff/main.html>.

<sup>3</sup> Information available through the New Jersey Department of labor at  
<http://www.wnjin.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html>

## FAIR SHARE PLAN (N.J.A.C. 5:97.3)

Please provide a summary of the Fair Share Plan by filling out all requested information. Enter N/A where the information requested does not apply to the municipality. A fully completed application may serve as the actual Fair Share Plan. A brief narrative should be attached to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would fully describe, under a separate heading, any waivers that are being requested.

### Determining the 1987-2018 Fair Share Obligation

The following tables will assist you in determining your overall 1987-2018 fair share obligation. For each cycle of the affordable housing need and rehabilitation share, please use the "need" column to enter the number of units addressed in the municipal petition. Where the municipality has received and/or is proposing any adjustments to its rehabilitation share, prior round and/or growth share obligation, use the footnotes providing rule references and follow the procedures for determining the municipal need and/or for calculating any adjustments applicable to the municipality. Enter the affordable housing need as provided by COAH or that results from the adjustment under the "Need" column.

Line		Need
1	<input type="radio"/> Rehabilitation Share (From N.J.A.C. 5:97 Appendix B) <b>OR</b>	<u>67</u>
2	<input type="radio"/> Optional Municipally Determined Rehabilitation Share (If a municipally determined rehabilitation share is being used, attach the survey results as an exhibit to this application and indicate that it is attached as Exhibit _____.)	_____
		Need
3	<input type="radio"/> Prior Round (1987-1999) Affordable Housing Obligation (From N.J.A.C. 5:97 Appendix C)	<u>348</u>
	<input type="radio"/> Prior Round Adjustments:	
	<input type="radio"/> 20% Cap Adjustment	_____
	<input type="radio"/> 1000 Unit Cap Adjustment	_____
4	Total Prior Round Adjustments	_____
5	<b>Adjusted Prior Round Obligation:</b> (Number in Appendix C <b>minus</b> Total Prior Round Adjustment(s))	_____
	<input type="radio"/> Prior Round Vacant Land Adjustment (Unmet Need)	<u>223</u>
6	Realistic Development Potential(RDP) <sup>1</sup>	<u>125</u>

<sup>1</sup> RDP = Adjusted Prior Round Obligation minus Vacant Land Adjustment

## Determining the Growth Share Obligation

All municipalities must complete the "COAH projections" table below. Only municipalities that anticipate higher projections or that are seeking a growth projection adjustment based on a demonstration that insufficient land capacity exists to accommodate COAH projections need complete the corresponding additional table. COAH has published three workbooks in Excel format to assist with preparing this analysis. All municipalities must complete Workbook A. Workbook B must be used when the municipality anticipates that its growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH and the municipality wants to plan accordingly. Workbook C must be used by municipalities seeking a downward adjustment to the COAH-generated growth projections based on an analysis of municipal land capacity. Workbooks may be found at the following web location:

[www.nj.gov/dca/coah/planningtools/gscalculators.shtml](http://www.nj.gov/dca/coah/planningtools/gscalculators.shtml).

The applicable workbook has been completed and is attach to this application as Exhibit A.

Line	<b>○ Required 2004-2018 COAH Projections and Resulting Projected Growth Share</b>			
	Household Growth (From Appendix F)	<u>-2</u>	Employment Growth (From Appendix F)	<u>2,845</u>
	Household Growth After Exclusions (From Workbook A)	<u>-22</u>	Employment Growth After Exclusions (From Workbook A)	_____
	Residential Obligation (From Workbook A)	<u>0</u>	Non-Residential Obligation (From Workbook A)	<u>177.81</u>
7	Total 2004-2018 Growth Share Obligation			<u>178</u>
	<b>○ Optional 2004-2018 Municipal Projections Resulting in Higher Projected Growth Share</b>			
	Household Growth After Exclusions (From Workbook B)	_____	Employment Growth After Exclusions (From Workbook B)	_____
	Residential Obligation (From Workbook B)	_____	Non-Residential Obligation (From Workbook B)	_____
8	Total 2004-2018 Projected Growth Share Obligation			_____
	<b>○ Optional Municipal Adjustment to 2004-2018 Projections and Resulting Lower Projected Growth Share</b>			
	Household Growth After Exclusions (From Workbook C)	_____	Employment Growth After Exclusions (From Workbook C)	_____
	Residential Obligation (From Workbook C)	_____	Non-Residential Obligation (From Workbook C)	_____
9	Total 2004-2018 Growth Share Obligation			_____
10	<b>Total Fair Share Obligation</b> (Line 1 or 2 + Line 5 or 6 + Line 7, 8 or 9)			<u>370</u>



## Summary of Plan for Total 1987-2018 Fair Share Obligation

(For each mechanism, provide a description in the Fair Share Plan narrative. In the table below, specify the number of completed or proposed units associated with each mechanism.)

	<u>Completed</u>	<u>Proposed</u>	<u>Total</u>
<b>Rehabilitation Share</b>			<u>15</u>
<i>Less: Rehabilitation Credits</i>	<u>15</u>		
Rehab Program(s)		<u>52</u>	<u>52</u>
<b>Remaining Rehabilitation Share</b>			<u>52</u>
<b>Prior Round (1987-1999 New Construction) Obligation</b>			<u>348</u>
<i>Less: Vacant Land Adjustment (If Applicable)</i>			
<i>(Enter unmet need as the adjustment amount. Unmet need = Prior round obligation minus RDP):</i>			<u>223</u>
Unmet Need			
RDP			<u>125</u>
<b>Mechanisms addressing Prior Round</b>			
Prior Cycle Credits (1980 to 1986)	<u>88</u>		<u>88</u>
Credits without Controls			
Inclusionary Development/Redevelopment			
100% Affordable Units	<u>12</u>		<u>12</u>
Accessory Apartments			
Market-to-Affordable			
Supportive & Special Needs			
Assisted Living			
RCA Units previously approved			
Other	<u>25</u>		<u>25</u>
Prior Round Bonuses			
<b>Remaining Prior Round Obligation</b>			<u>0</u>
<b>Third Round Projected Growth Share Obligation</b>			
<i>Less: Mechanisms addressing Growth Share</i>			
Inclusionary Zoning	<u>2</u>	<u>96</u>	<u>98</u>
Redevelopment			
100% Affordable Development	<u>12</u>	<u>45</u>	<u>57</u>
Accessory Apartments			
Market-to-Affordable Units			
Supportive & Special Need Units			
Assisted Living: post-1986 Units			
Other Credits			
Compliance Bonuses			
Smart Growth Bonuses			
Redevelopment Bonuses			<u>4</u>
Rental Bonuses			<u>19</u>
<b>Growth Share Total</b>			<u>178</u>
<b>Remaining (Obligation) or Surplus</b>			<u>0</u>

## PARAMETERS<sup>1</sup>

<b><u>Prior Round 1987-1999</u></b>			
RCA Maximum	NA	RCAs Included	0
Age-Restricted Maximum	NA	Age-Restricted Units Included	88
Rental Minimum	NA	Rental Units Included	91

<b><u>Growth Share 1999-2018</u></b>			
Age-Restricted Maximum	44	Age-Restricted Units Included	12
Rental Minimum	45	Rental Units Included	68
Family Minimum	78	Family Units Included	143
Very Low-Income Minimum <sup>2</sup>	21	Very Low-Income Units Included	12+

<sup>1</sup> Pursuant to the procedures in N.J.A.C. 5:97-3.10-3.12

<sup>2</sup> Pursuant to N.J.S.A. 52:27D-329.1, adopted on July 17, 2008, at least 13 percent of the housing units made available for occupancy by low-income and moderate income households must be reserved for occupancy by very low income households.

## Summary of Built and Proposed Affordable Housing

Provide the information requested regarding the proposed program(s), project(s) and/or unit(s) in the Fair Share Plan. Use a separate line to specify any bonus associated with any program, project and/or unit in the Plan. As part of completeness review, all monitoring forms must be up-to-date (i.e. 2007 monitoring must have been submitted previously or included with this application) and all proposed options for addressing the affordable housing obligation must be accompanied by the applicable checklist(s) (found as appendices to this application). Enter whether a project is proposed or completed and attach the appropriate form or checklist for each mechanism as appendices to the plan. Please note that bonuses requested for the prior round must have been occupied after December 15, 1986 and after June 6, 1999 for the third round.

Please make sure that a corresponding mechanism checklist is submitted for each mechanism being employed to achieve compliance. Separate checklists for each mechanism are available on the COAH website at [www.nj.gov/dca/coah/planningtools/checklists.shtml](http://www.nj.gov/dca/coah/planningtools/checklists.shtml).

**Table 1. Projects and/or units addressing the Rehabilitation Share**

Project/Program Name	Proposed (use Checklists) or Completed(see <u>Rehabilitation Unit Survey Form</u> )	Rental, Owner Occupied or Both	Checklist or Form Appendix Location <sup>1</sup>
1. <u>Rehab Program</u>	<u>Proposed</u>	<u>X</u>	<u>On File</u>
2. _____	<u>Completed</u>	_____	_____
3. _____	_____	_____	_____

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit Rehabilitation Unit Survey Forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 2. Programs, Projects and/or units addressing the Prior Round.

Project/Program Name	Mechanism or Bonus Type	Proposed (use checklists) or Completed (use Project/Unit Program Information Forms)	Units		Number Addressing Rental Obligation)	Number Subject to Age- Restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
			Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	88			
1. Elm Court	Prior Cycle	Completed		88	NA	NA	On File
2. John And Clay Streets	Family Sale	Completed		5	NA	NA	On File
3. Hamilton Avenue	Family Sale	Completed		6	NA	NA	On File
4. 171 John Street	Family Sale	Completed		1	NA	NA	On File
5. Rehabilitation		Completed		25	NA	NA	In-Storage
6. Shirley Court (Unmet Need)	Family Sale	Completed		3	NA	NA	On File
7. Maclean Street (Unmet Need)	Family Sale	Completed		3	NA	NA	On File
8. The Princewood (Unmet Need)	Family Rental	Completed		1	NA	NA	On File
9. Palmer Sq. Hullfish (Unmet Need)	Family Rental	Proposed		2	NA	NA	Checklist
10.							
11.							
12.							
13.							
14.							
15.							
Subtotal from any additional pages used					134		
Total units (proposed and completed)					89		
Total rental					88		
Total age-restricted					88		
Total very-low					88		
Total bonuses					0		

Please add additional sheets as necessary.

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 3. Programs, Projects and/or Units Addressing the Third Round.

Project Name	Mechanism or Bonus Type	Proposed (use checklist(s)) or Completed (use Project/Unit Program Information Form)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	Units Addressing Rental Obligation	Units Addressing Family Obligation	Units Subject to Age- restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
6. Witherspoon Phase I	Family Rental	Completed	2	2	2	0	On File
7. Witherspoon Phase II	Family Rental	Proposed	10	10	10	0	Checklist
8. Witherspoon	Redev. Bonus		4	0	0	0	
9. Elm Court	Senior Rental	Completed	12	12	0	12	On File
20. 114 Leigh Avenue	Family Sale	Completed	1	0	1	0	On File
21. 100-104 Leigh Avenue	Family Rental	Completed	5	5	5	0	On File
22. 100-104 Leigh Avenue	Rental Bonus		5	0	0	0	
23. Merwick	Family	Proposed	25		25	0	Checklist
24. Medical Parking Lot	Family	Proposed	5		5	0	Checklist
25. Princeton Medical Center	Family	Proposed	56		56	0	Checklist
26. Bayard And Leigh	Family Rental	Proposed	4	4	4	0	Checklist
27. Bayard And Leigh	Rental Bonus		4	0	0	0	Checklist
28. 100% Municipal	Family Rental	Proposed	35	21	35	0	Checklist
29. 100% Municipal	Rental Bonus		10	0	0	0	
30.							

<b>Subtotal from any additional pages used</b>		<b>Total units (proposed and completed)</b>	<b>178</b>
Total family units	143	Total rental units	68
Total age-restricted units	12	Total family rental units	56
Total Supportive/Special Needs units	0	Total very-low units	12
Total Special Needs bedrooms	0	Total bonuses	23
<b>Please add additional sheets as necessary.</b>			

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 3. Programs, Projects and/or Units Addressing the Third Round.

Project Name	Mechanism or Bonus Type	Proposed (use checklist(s)) or Completed (use Project/Unit Program Information Form)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	Units Addressing Rental Obligation	Units Addressing Family Obligation	Units Subject to Age- restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
16. Witherspoon Phase I	Family Rental	Completed	2	2	2	0	On File
17. Witherspoon Phase II	Family Rental	Proposed	10	10	10	0	Checklist
18. Witherspoon	Redev. Bonus		4	0	0	0	
19. Elm Court	Senior Rental	Completed	12	12	0	12	On File
20. 114 Leigh Avenue	Family Sale	Completed	1	0	1	0	On File
21. 100-104 Leigh Avenue	Family Rental	Completed	5	5	5	0	On File
22. 100-104 Leigh Avenue	Rental Bonus		5	0	0	0	
23. Merwick	Family	Proposed	25		25	0	Checklist
24. Medical Parking Lot	Family	Proposed	5		5	0	Checklist
25. Princeton Medical Center	Family	Proposed	56		56	0	Checklist
26. Bayard And Leigh	Family Rental	Proposed	4	4	4	0	Checklist
27. Bayard And Leigh	Rental Bonus		4	0	0	0	
28. 100% Municipal	Family Rental	Proposed	35	21	35	0	
29. 100% Municipal	Rental Bonus		10	0	0	0	
30.							

Subtotal from any additional pages used	Total units (proposed and completed)
Total family units	143
Total age-restricted units	12
Total Supportive/Special Needs units	0
Total Special Needs bedrooms	0
Please add additional sheets as necessary.	
Total rental units	68
Total family rental units	56
Total very-low units	12
Total bonuses	23

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Please answer the following questions necessary for completeness review regarding the municipality's draft and/or adopted implementing ordinances.

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**AFFORDABLE HOUSING TRUST FUND (N.J.A.C. 5:97-8)**

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1. Does the municipality have an affordable housing trust fund account? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a fully executed escrow agreement will forfeit the ability to retain development fees.)

☒ Yes, Bank Name PNC Bank

(Choose account type) ☒ Separate interest-bearing account

☒ State of New Jersey cash management fund

☐ No (Skip to the Affordable Housing Ordinance section)

2. Has an escrow agreement been executed? ☒ Yes ☐ No  
(If no, petition is incomplete. Submit an executed escrow agreement.)

3. Is all trust fund monitoring up-to-date as of December 31, 2007? ☒ Yes ☐ No  
(If no, petition is incomplete. Submit an updated trust fund monitoring report.)

**DEVELOPMENT FEE ORDINANCES (N.J.A.C. 5:97-8.3)**

1. Does the Fair Share Plan include a proposed or adopted development fee ordinance? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a development fee ordinance will forfeit the ability to retain non-residential development fees)

☒ Yes,

☐ Adopted OR ☒ Proposed

☐ No Skip to the next category; Payments-in-Lieu

2. If adopted, specify date of COAH/Court approval here: \_\_\_\_\_

- Have there been any amendments to the ordinance since COAH or the Court approved the ordinance?

☐ Yes, Ordinance Number. \_\_\_\_\_ Adopted on<sup>1</sup> \_\_\_\_\_

☐ No (Skip to the next category; Payments-in-Lieu)

- If yes, is the amended ordinance included with your petition?

☐ Yes

☐ No, (Petition is incomplete. Submit ordinance with governing body resolution requesting COAH approval of amended ordinance)

3. Does the ordinance follow the ordinance model **updated September 2008** and available at [www.nj.gov/dca/coah/round3resources.shtml](http://www.nj.gov/dca/coah/round3resources.shtml)? If yes, skip to question 5.

☒ Yes ☐ No

4. If the answer to 3. above is no, indicate that the necessary items below are addressed before submitting the Development Fee ordinance to COAH:

**Information and Documentation**

The ordinance imposes a residential development fee of 1.5% and a Non-residential fee of 2.5 %

☐ A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d);

☐ A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e)

☐ A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d)

☐ A description of collection procedures per N.J.A.C. 5:97-8.3(f)

☐ A description of development fee appeals per N.J.A.C. 5:97-8.3(g)

☐ A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h)

☐ If part of a court settlement, submit court ordered judgment of compliance, implementation ordinances, information regarding period of time encompassed by the judgment of compliance and a request for review by the court

5. Does the ordinance include an affordability assistance provision per N.J.A.C. 5:97-8.8 (**Note: must be at least 30 percent of all development fees plus interest**)?

☒ Yes (Specify actual or anticipated amount) \$ 552,361

☐ No **Submit an amended ordinance with provisions for affordability assistance along with a governing body resolution requesting COAH approval of the amended ordinance.)**

■ If yes, what kind of assistance is offered?

Closing cost/down payment assistance; rental security deposit; converting low income units to very low income.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

■ Has an affordability assistance program manual been submitted? ☐ Yes ☒ No

<sup>1</sup> Any amendment to a previously approved and adopted development fee ordinance must be submitted to COAH along with a resolution requesting COAH's review and approval of the amendment prior to the adoption of said amendment by the municipality.



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**PAYMENTS-IN-LIEU OF CONSTRUCTING AFFORDABLE UNITS ON  
SITE (N.J.A.C. 5:97-8.4)**

1. Does the Fair Share Plan include an inclusionary zoning ordinance that provides for payments-in-lieu as an option to the on-site construction of affordable housing?  
☐ Yes ☒ No (**Skip to the next category; Barrier Free Escrow**)
2. Does the plan identify an alternate site and/or project for the payment-in-lieu funds? (**Optional**)  
☐ Yes (**attach applicable checklist**)  
☒ No (identify possible mechanisms on which payment in lieu will be expended in narrative section of plan.)
3. Does the ordinance include minimum criteria to be met before the payments-in-lieu becomes an available option for developers? (**Optional**)  
☐ Yes (indicate ordinance section) \_\_\_\_\_  
☐ No

**BARRIER FREE ESCROW/OTHER FUNDS (N.J.A.C. 5:97-8.5/8.6)**

1. Has the municipality collected or does it anticipate collecting fees to adapt affordable unit entrances to be accessible in accordance with the Barrier Free Subcode, N.J.A.C. 5:23-7?  
☐ Yes ☒ No
2. Does the municipality anticipate collecting any other funds for affordable housing activities?  
☐ Yes (specify funding source and amount) \_\_\_\_\_  
☒ No

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### **SPENDING PLANS (N.J.A.C. 5:97-8.10)**

1. Does the petition include a Spending Plan? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a Spending Plan will forfeit the ability to retain development fees.)  
☒ Yes      ☐ No
2. Does the Spending Plan follow the Spending Plan model **updated October 2008** and available at [www.nj.gov/dca/coah/round3resources.shtml](http://www.nj.gov/dca/coah/round3resources.shtml)? If yes, skip to next section - Affordable Housing Ordinance.  
☒ Yes      ☐ No
3. If the answer to 1. above is no, indicate that the necessary items below are addressed before submitting the spending plan to COAH:

#### **Information and Documentation**

- ☐ A projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historical development activity;
- ☐ A projection of revenues anticipated from other sources (specify source(s) and amount(s));
- ☐ A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
- ☐ A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7;
- ☐ A schedule for the expenditure of all affordable housing trust funds;
- ☐ A schedule for the creation or rehabilitation of housing units;
- ☐ If the municipality envisions being responsible for public sector or non-profit construction of housing, a detailed pro-forma statement of the anticipated costs and revenues associated with the development, consistent with standards required by HMFA or the DCA Division of Housing in its review of funding applications;
- ☐ If the municipality maintains an existing affordable housing trust fund, a plan to spend the remaining balance as of the date of its third round petition within four years of the date of petition;
- ☐ The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan;
- ☐ A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation; and
- ☐ If not part of the petition, a resolution of the governing body requesting COAH review and approval of spending plan or an amendment to an approved spending plan.

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## **AFFORDABLE HOUSING ORDINANCE (N.J.A.C. 5:80-26.1 et seq.)**

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1. Does the Fair Share Plan include an Affordable Housing Ordinance?  
☒ Yes      ☐ No
2. Does the ordinance follow the ordinance model available at [www.nj.gov/dca/coah/round3resources.shtml](http://www.nj.gov/dca/coah/round3resources.shtml) ?      ☐ Yes      ☒ No
3. If the answer to 1. or 2. above is no, indicate that the required items below are addressed before submitting to COAH. If the required items are addressed in ordinances other than an Affordable Housing Ordinance, please explain in a narrative section of the Fair Share Plan.

### **Required Information and Documentation**

- ☒ Affordability controls
- ☒ Bedroom distribution
- ☒ Low/moderate-income split and bedroom distribution
- ☒ Accessible townhouse units
- ☒ Sale and rental pricing
- ☒ Municipal Housing Liaison
- ☒ Administrative Agent
- ☒ Reference to the Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

## **AFFORDABLE HOUSING ADMINISTRATION (As Applicable)**

Items that must be submitted with the petition:

- ☒ Governing body resolution designating a municipal housing liaison (COAH must approve)    On File

Items that must be submitted prior to COAH's grant of Substantive Certification:

- ☐ Operating manual for rehabilitation program
- ☐ Operating manual for affordability assistance
- ☐ Operating manual for an Accessory Apartment program
- ☐ Operating manual for a Market-to-Affordable program
- ☐ COAH approved administrative agent if municipal wide

Items that must be submitted prior to any time prior to marketing completed units:

- ☐ COAH approved administrative agent(s) is project specific
- ☐ Operating manual for sale units
- ☐ Operating manual for rental units
- ☐ Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

### CERTIFICATION

I, Shirley M. Bishop have prepared this petition application for substantive certification on behalf of Princeton Borough. I certify that the information submitted in this petition is complete, true and accurate to the best of my knowledge. I understand that knowingly falsifying the information contained herein may result in the denial and/or revocation of the municipality's substantive certification.

Shirley M. Bishop P.P.  
Signature of Preparer (affix seal if applicable)

12/10/08  
Date

Housing Consultant  
Title

N.J.S.A. 2C:21-3, which applies to the certifications, declares it to be a disorderly person offense to knowingly make a false statement or give false information as part of a public record.

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## **Narrative Section**

See Fair Share Plan.

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**EXHIBIT A**

**Workbook A: Growth Share Determination Using Published Data**(Using Appendix F(2), *Allocating Growth To Municipalities*)**COAH Growth Projections****Must be used in all submissions****Municipality Name:****Princeton Borough**

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated. Use these figures in the Application for Substantive Certification.

		Residential	Non-Residential
1	Enter Growth Projections From Appendix F(2) *	-2	2,845
2	Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	<a href="#">Click Here to enter Prior Round Exclusions</a>	
	built or projected to be built post 1/1/04		
	Inclusionary Development	3	
	Supportive/Special Needs Housing	0	
	Accessory Apartments	0	
	Municipally Sponsored or 100% Affordable	0	
	Assisted Living	0	
	Other	0	
	Market Units in Prior Round Inclusionary development built post 1/1/04	17	
3	Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
	Affordable units	0	
	Associated Jobs		0
4	Net Growth Projection	-22	2,845
5	Projected Growth Share (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	0.00 Affordable Units	177.81 Affordable Units
6	Total Projected Growth Share Obligation		178 Affordable Units

\* For residential growth, see Appendix F(2), Figure A.1, Housing Units by Municipality. For non-residential growth, see Appendix F(2), Figure A.2, Employment by Municipality.

## Affordable and Market-Rate Units Excluded from Growth

**Municipality Name: Princeton Borough**

**Prior Round Affordable Units NOT included in Inclusionary Developments Built post 1/1/04**

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	0
Accessory Apartments	0
Municipally Sponsored and 100% Affordable	0
Assisted Living	0
Other	0
<b>Total</b>	<b>0</b>

### Market and Affordable Units in Prior Round Inclusionary Development

**Built post 1/1/04**

**N.J.A.C. 5:97-2.4(a)**

(Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
Princewood	Y	12	11	1	6
Palmer Square Hullfish	Y	100	98	2	11
		0			0
		0			0
		0			0
<b>Total</b>		<b>112</b>	<b>109</b>	<b>3</b>	<b>17</b>

### Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development

**N.J.A.C. 5:97-2.4(b)**

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
		0
<b>Total</b>	<b>0</b>	<b>0</b>

[Return To Workbook A Summary](#)



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## CHECKLISTS

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## ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

(Submit separate checklist for each site or zone)

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### General Description

Municipality/County: Princeton Borough / Mercer County

Project Name/Zoning Designation: Medical Center Surface Lot

Block(s) and Lot(s): Block 21.02, Lot 27

Total acreage: 1.77

Proposed density (units/gross acre): 14.5

Affordable Units Proposed: 5

Family: 5

Sale: TBD

Rental: TBD

Very low-income units:       

Sale:       

Rental:       

Age-Restricted:       

Sale:       

Rental:       

Market-Rate Units Anticipated: 26

Non-Residential Development Anticipated (in square feet), if applicable: 0

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

#### Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5:       

Rental bonuses as per N.J.A.C. 5:97-3.6(a):       

TBD

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>:       

Smart growth bonuses as per N.J.A.C. 5:97-3.18:       

Redevelopment bonuses as per N.J.A.C. 5:97-3.19:       

Compliance bonuses as per N.J.A.C. 5:97-3.17:       

Date inclusionary zoning adopted: 10/24/06 Date development approvals granted: TBD

### **Information and Documentation Required with Petition**

- ☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☐ in lieu of submitting forms.)
- ☒ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning    NA

**If payments in lieu of on-site construction of the affordable units is an option, submit:**    NA

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

#### **A general description of the site or zone, including:**

- ☒ Name and address of owner
- ☐ Name and address of developer(s)    NA
- ☒ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract    NA
- ☒ Previous zoning designation and date previous zoning was adopted
- ☒ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities    **NA**
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)    On File

#### **A description of the suitability of the site, including:**

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

#### **A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☒ Wetlands and buffers
- ☒ Steep slopes
- ☒ Flood plain areas

- 
- ☒ Stream classification and buffers
  - ☒ Critical environmental site
  - ☒ Historic or architecturally important site/district
  - ☒ Contaminated site(s); proposed or designated brownfield site
  - ☒ Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- ☐ Number, tenure and type of units TBD
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

**Information and Documentation Required Prior to Marketing the Completed Units**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

**Zoning Narrative Section**

See Fair Share Plan.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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## ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

(Submit separate checklist for each site or zone)

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### General Description

Municipality/County: Princeton Borough / Mercer County

Project Name/Zoning Designation: Merwick

Block(s) and Lot(s): Block 16.01, Lot 1

Total acreage: 10

Proposed density (units/gross acre): 14.5

Affordable Units Proposed: 25

Family: TBD

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Very low-income units: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Age-Restricted: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Market-Rate Units Anticipated: 101

Non-Residential Development Anticipated (in square feet), if applicable: NA

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☐ No

### Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): TBD

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date inclusionary zoning adopted: 6/24/08 Date development approvals granted: TBD

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### **Information and Documentation Required with Petition**

- ☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☐ in lieu of submitting forms.)
- ☒ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning    NA

**If payments in lieu of on-site construction of the affordable units is an option, submit:**    NA

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

**A general description of the site or zone, including:**

- ☒ Name and address of owner
- ☐ Name and address of developer(s)    TBD
- ☒ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract    NA
- ☒ Previous zoning designation and date previous zoning was adopted
- ☒ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)    On File

**A description of the suitability of the site, including:**

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers    NA
- ☐ Steep slopes    NA
- ☐ Flood plain areas    NA

- ☐ Stream classification and buffers NA
- ☐ Critical environmental site NA
- ☐ Historic or architecturally important site/district NA
- ☐ Contaminated site(s); proposed or designated brownfield site NA
- ☒ Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- ☐ Number, tenure and type of units TBD
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison **TBD**

**Information and Documentation Required Prior to Marketing the Completed Units**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

**Zoning Narrative Section**

See Fair Share Plan.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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## **ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)**

(Submit separate checklist for each site or zone)

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### **General Description**

Municipality/County: Princeton Borough / Mercer County

Project Name/Zoning Designation: Princeton Medical Center

Block(s) and Lot(s): 21.02, Lot 1

Total acreage: 5.6

Proposed density (units/gross acre): 50

Affordable Units Proposed: 56

Family: TBD

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Very low-income units: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Age-Restricted: TBD

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Market-Rate Units Anticipated: 224

Non-Residential Development Anticipated (in square feet), if applicable: 20,000 sq. ft.

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☐ No

### **Bonuses for affordable units, if applicable:**

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): TBD

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date inclusionary zoning adopted: 10/24/2006

Date development approvals granted: TBD



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**Information and Documentation Required with Petition**

- ☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☐ in lieu of submitting forms.)
- ☒ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning    NA

**If payments in lieu of on-site construction of the affordable units is an option, submit:**

- ☐ Proposed or adopted ordinance establishing the amount of the payments    NA
- ☐ Spending plan    NA

**A general description of the site or zone, including:**

- ☒ Name and address of owner    Princeton Medical Center
- ☒ Name and address of developer(s)    TBD
- ☒ Subject property street location    253 Witherspoon Street
- ☒ Indicate if urban center or workforce housing census tract    No
- ☒ Previous zoning designation and date previous zoning was adopted    1982-HMC
- ☒ Current zoning and date current zoning was adopted    MRRO - 10/24/06
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities    TBS
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)    TBD

**A description of the suitability of the site, including:**

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access    Witherspoon Street
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☒ Wetlands and buffers    NA
- ☒ Steep slopes    NA
- ☒ Flood plain areas    NA

- 
- ☒ Stream classification and buffers NA
  - ☒ Critical environmental site NA
  - ☒ Historic or architecturally important site/district NA
  - ☒ Contaminated site(s); proposed or designated brownfield site NA
  - ☒ Based on the above, a quantification of buildable and non-buildable acreage NA

**Agreements with developers or approvals for development of specific property, which shall include:**

- ☐ Number, tenure and type of units TBD
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC TBD
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison TBD

**Information and Documentation Required Prior to Marketing the Completed Units**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

**Zoning Narrative Section**

See Fair Share Plan.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE  
DEVELOPMENTS (N.J.A.C. 5:97-6.7)**

(Submit separate checklist for each site or project)

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**General Description**

Municipality/County: Princeton Borough/Mercer County

Project Name: Bayard and Leigh

Block(s) and Lot(s): 13.01, Lot 1

Affordable Units Proposed: 4

Family: 4                      Sale: \_\_\_\_\_                      Rental: 4

Very low-income units: \_\_\_\_\_                      Sale: \_\_\_\_\_                      Rental: \_\_\_\_\_

Age-Restricted: \_\_\_\_\_                      Sale: \_\_\_\_\_                      Rental: \_\_\_\_\_

**Bonuses, if applicable:**

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 4

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Compliance Bonus as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date zoning adopted: DA      Date development approvals granted: Use Variance

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**Required Information and Documentation with Petition or in Accordance with an  
Implementation Schedule**

- ☒ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

**Is the municipality providing an implementation schedule for this project/program.**

- ☒ Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.

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☐ No. Continue with this checklist.

☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule with a minimum provision to begin construction within two years of substantive certification; including timetable for each step in the development process
- ☐ Pro-forma statement for the project
- ☐ Demonstration that the first floor of all townhouse or other multi-story dwelling units are accessible and adaptable per N.J.A.C. 5:97-3.14
- ☐ Evidence of adequate and stable funding; including municipal bond and/or general revenue funds where applicable

**Information and Documentation Required Prior to Marketing the Completed Units**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ An affirmative marketing plan in accordance with UHAC

**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE DEVELOPMENTS  
(N.J.A.C. 5:97-6.7)**

**IMPLEMENTATION SCHEDULE**

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Identification	2008	2008	2008

RFP Process	NA		
Developer Selection	NA		
Executed Agreement with provider, sponsor or developer	Use Variance		
Development Approvals	NA		
Contractor Selection	NA		
Building Permits	2009	2009	2009
Occupancy	2010	2010	2010

**(B) Site specific information, including the following:**

Site Information	Date Supporting Documentation to be Submitted to COAH
Site Description	2008
Site Suitability Description	2008
Environmental Constraints Statement	2008

**(C) Financial documentation including, the following:**

Financial Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Documentation of Funding Sources	Private	2008
Project Pro-forma	NA/Private	NA

Municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds	2008	2008
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### 100% or Municipally Sponsored Narrative Section

See Fair Share Plan.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE  
DEVELOPMENTS (N.J.A.C. 5:97-6.7)**

(Submit separate checklist for each site or project)

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**General Description**

Municipality/County: Princeton Borough/Mercer County

Project Name: Municipal Construction

Block(s) and Lot(s): TBD

Affordable Units Proposed: 35

Family: 35

Sale: \_\_\_\_\_

Rental: 35

Very low-income units: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Age-Restricted: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

**Bonuses, if applicable:**

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): TBD

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: TBD

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Compliance Bonus as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date zoning adopted: TBD Date development approvals granted: TBD

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**Required Information and Documentation with Petition or in Accordance with an**

**Implementation Schedule**

- ☒ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

**Is the municipality providing an implementation schedule for this project/program.**

- ☒ Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.



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☐ No. Continue with this checklist.

☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule with a minimum provision to begin construction within two years of substantive certification; including timetable for each step in the development process
- ☐ Pro-forma statement for the project
- ☐ Demonstration that the first floor of all townhouse or other multi-story dwelling units are accessible and adaptable per N.J.A.C. 5:97-3.14
- ☐ Evidence of adequate and stable funding; including municipal bond and/or general revenue funds where applicable

**Information and Documentation Required Prior to Marketing the Completed Units**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
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**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE DEVELOPMENTS  
(N.J.A.C. 5:97-6.7)**

**IMPLEMENTATION SCHEDULE**

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Identification	2016	2016	2016

RFP Process	2016	2016	2016
Developer Selection	2016	2016	2016
Executed Agreement with provider, sponsor or developer	2016	2016	2016
Development Approvals	2016	2016	2016
Contractor Selection	NA		
Building Permits	2017	2017	2017
Occupancy	2018	2018	2018

**(B) Site specific information, including the following:**

Site Information	Date Supporting Documentation to be Submitted to COAH
Site Description	2016
Site Suitability Description	2016
Environmental Constraints Statement	2016

**(C) Financial documentation including, the following:**

Financial Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Documentation of Funding Sources	2016	2016
Project Pro-forma	2016	2016

Municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds	On File	On File
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### 100% or Municipally Sponsored Narrative Section

See Fair Share Plan.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE  
DEVELOPMENTS (N.J.A.C. 5:97-6.7)**

(Submit separate checklist for each site or project)

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**General Description**

Municipality/County: Princeton Borough/Mercer County

Project Name: 100-104 Leigh Avenue

Block(s) and Lot(s): 13.01, Lots 9, 10, 11

Affordable Units Proposed: 5

Family: 5                      Sale: \_\_\_\_\_                      Rental: 5

Very low-income units: \_\_\_\_\_                      Sale: \_\_\_\_\_                      Rental: \_\_\_\_\_

Age-Restricted: \_\_\_\_\_                      Sale: \_\_\_\_\_                      Rental: \_\_\_\_\_

**Bonuses, if applicable:**

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 5

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Compliance Bonus as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date zoning adopted: \_\_\_\_\_ Date development approvals granted: NA

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**Required Information and Documentation with Petition or in Accordance with an**

**Implementation Schedule**

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- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

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- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
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**Information and Documentation Required Prior to Marketing the Completed Units**

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**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE DEVELOPMENTS  
(N.J.A.C. 5:97-6.7)**

**IMPLEMENTATION SCHEDULE**

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**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Identification	2008	2008	2008

RFP Process	NA	NA	NA
Developer Selection	NA	NA	NA
Executed Agreement with provider, sponsor or developer	NA	NA	NA
Development Approvals	NA	NA	NA
Contractor Selection	NA	NA	NA
Building Permits	2008	2008	2008
Occupancy	2009	2009	2009

**(B) Site specific information, including the following:**

Site Information	Date Supporting Documentation to be Submitted to COAH
Site Description	2008
Site Suitability Description	2008
Environmental Constraints Statement	2008

**(C) Financial documentation including, the following:**

Financial Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Documentation of Funding Sources	NA	NA
Project Pro-forma	NA	NA



Municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds	On File	On File
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### 100% or Municipally Sponsored Narrative Section

See Fair Share Plan.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.